



City of
Peterborough

To: Members of the General Committee

From: Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management

Meeting Date: February 17, 2026

Report: Notices of Objection for 107 Park Street North, Report IPGPL26-011

Subject

A report to inform Council that two Notices of Objection were received in response to Council's Notice of Intention to designate 107 Park Street North under Part IV of the Ontario Heritage Act.

Recommendations

That Council approve the recommendations outlined in Report IPGPL26-011, dated February 17, 2026, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That the Notices of Objection to the intention to designate 107 Park Street North be received;
- b) That Buildings 24A and 28 as listed in the City's Notice of Intention to Designate dated November 6, 2025 be excluded from the list of Heritage Attributes for 107 Park Street North, and
- c) That, in consideration of the objections pursuant to Section 29(6) of the **Ontario Heritage Act**, Council proceed with the designation of 107 Park Street North and approve the Draft Heritage Designation By-law attached as Appendix A to report IPGPL26-011.

Executive Summary

- Council passed a motion on November 4, 2025 to designate the property at 107 Park Street North – Canadian General Electric under Part IV of the **Ontario Heritage Act**.
- Under Section 29 of the **Ontario Heritage Act** objections to a Council's intention to designate a property having cultural heritage value or interest must be reviewed by Council which must decide whether to withdraw the notice of intention to designate.
- The owner (GEPR Energy Canada Inc. operating as GE Vernova, "GEV") and a tenant (BWXT Nuclear Energy Canada Inc., "BWXT") of 107 Park Street North filed notices of objection to the designation of that property on November 28, 2025 and December 5, 2025 respectively.
- The draft Heritage Designation By-law attached hereto as Appendix A has been prepared in consultation with and with the concurrence of legal counsel for GEV and BWXT.
- Staff recommend Council proceed with the designation despite the notices of objection.

Background

At a Special City Council meeting of November 4, 2025, Council passed a motion serving its Notice of Intention to Designate (NOID) portions of property at 107 Park Street North – Canadian General Electric as a property of cultural heritage value or interest under Part IV, Section 29 of the **Ontario Heritage Act**. The City published the NOID on November 6, 2025, which started a 30-day period in which objections to the proposed designation could be made to the City. During that period, two objections were received: one from the property owner, GEV, on November 28, 2025, and one from a tenant, BWXT, on December 3, 2025.

In their letter, GEV objected to the designation, citing concerns over the limitations that designation would place on the planned demolition of buildings on the property not explicitly mentioned in the prepared Heritage Impact Assessment as having cultural heritage value or significance. The objection further cited perceived hinderance to both ongoing use and any modest expansions which may occur on the property in future.

BWXT, who leases a portion of the property from the owner, has also objected, citing the hinderance the heritage permit process could place on future development and alteration on the site.

The draft Heritage Designation By-law attached hereto as Appendix A has been prepared in consultation with legal counsel for GEV and BWXT subsequent to receipt of

their Notices of Objection. Through this consultation, staff has determined that it is appropriate to exclude Buildings 24A and 28 from the list of Heritage Attributes detailed in the draft Heritage Designation By-law despite being included in the City's Notice of Intention to Designate dated November 6, 2025.

Building 24A is a metal-clad one storey infill structure that connects two buildings (Buildings 24 and 26) on the west portion of the property where BWXT currently operates. Building 28 is a one storey garage-type structure attached to Building 26 that faces Monaghan Road. Neither building is ascribed any specific heritage value in the Heritage Impact Assessment prepared for the property and, in particular, Building 28 is described as not being "considered noteworthy in relation to the assessment of the Site's cultural heritage value."

Notwithstanding that the draft Heritage Designation By-law has been prepared in consultation with, and has received the concurrence of, legal counsel for GEV and BWXT, BWXT has issued a separate letter dated January 26, 2026 addressed to the Mayor and Council expressing concern with the risk that a heritage designation may pose to their business which is currently poised for growth (see Appendix B). While the draft Heritage Designation By-law excludes Buildings 24A and 28 from the list of Heritage Attributes, Buildings 21 and 26 which are also leased by BWXT remain as identified Heritage Attributes (see Appendix C).

BWXT is a strategically significant employer in the City of Peterborough and a key participant in Canada's nuclear supply chain. The nuclear sector is a priority area for the federal government and Peterborough's concentration of nuclear-related firms, skilled trades, and engineering capacity positions the city as an important contributor to these national objectives, with BWXT representing an important part of this local industrial base.

Although Buildings 21 and 26 meet provincial criteria for designation under Part IV of the **Ontario Heritage Act**, staff acknowledge that Council must balance the City's interest in heritage preservation with other interests including the community's long-term economic sustainability. Accordingly, should Council wish to directly address the concerns raised by BWXT in their January 26, 2026 letter, it could do so by moving a motion to amend recommendation b) herein to reference Buildings 21 and 26 as follows:

- b) That Buildings 21, 24A, 26 and 28 as listed in the City's Notice of Intention to Designate dated November 6, 2025 be excluded from the list of Heritage Attributes for 107 Park Street North.

Such an amendment would exclude all buildings currently leased by BWXT from the proposed heritage designation but would not preclude them from being designated in the future if desired. The draft Heritage Designation By-law would also be updated to reflect Council's direction.

If Council proceeds with the passage of a designating by-law for 107 Park Street North, the City will inform the owner and publish a notice of the by-law's passage. This notice would trigger a second 30-day objection period during which any person may appeal the by-law's passage to the Ontario Land Tribunal (OLT). The OLT has the authority to dismiss the appeal or allow the appeal by either repealing or amending the by-law. The OLT decision is binding on the municipality. Staff recommend Council proceed with the designation as presented in Appendix A.

If Council decides to withdraw its NOID outright after considering the objections, the City will inform the owner, publish notice of its decision, and the property is removed from the Heritage Register.

Strategic Plan

Strategic Pillar: Community & Well-being

Strategic Initiative: Enhance the natural, recreational, sports, the arts, and cultural aspects of our community.

The preservation of Peterborough's heritage resources supports and enhances the cultural values of our community as well as proactively addressing issues and challenges of climate change and the environment through the preservation of heritage as a critical part of building climate change resilience.

Engagement and Consultation

The Legal Services Division has been consulted in the preparation of this report. Additionally, legal counsel for the owner and the property tenant have been consulted in the preparation of the draft Heritage Designation By-law attached hereto in Appendix A and concur with the By-law's content. Notwithstanding this, BWXT has provided the letter attached in Appendix B citing concerns with heritage designation for the buildings that they currently occupy.

Budget and Financial Implications

There are no immediate budgetary or financial implications as the result of the recommendations of this report. Should Council proceed to designate the property under Part IV of the Ontario Heritage Act and the required designation by-law is appealed to the Ontario Land Tribunal, the City may incur costs should it participate in any such Tribunal process.

Attachments

- Appendix A: Draft Heritage Designation By-law for 107 Park Street North
- Appendix B: Letter from BWXT Nuclear Energy Canada Inc. dated January 26, 2026
- Appendix C: Building Number Reference Map

Submitted by,

Blair Nelson, P. Eng.
Commissioner, Infrastructure, Planning and Growth Management

Contact Name:

Brad Appleby, RPP, MCIP
Director, Planning, Development and Urban Design
Phone: 705-742-7777 Ext. 1886
Toll Free: 1-855-738-3755
Email: bappleby@peterborough.ca

Colin Walsh
Heritage Programs Coordinator
Phone: 705-742-7777 Ext. 1488
Toll Free: 1-855-738-3755
Email: cwalsh@peterborough.ca

Appendix A – Draft Heritage Designation By-law for 107 Park Street North

The Corporation of the City of Peterborough**By-Law Number 26-0XX**

Being a By-law to Designate certain portions of the property known in 2025 as 107 Park Street North in the City of Peterborough under the Ontario Heritage Act, R.S.O. 1990, c. O.18 as being of cultural heritage value or interest.

Recitals

- A. The Ontario Heritage Act (the “Act”) authorizes a municipal council to enact by-laws to designate real property, including buildings and structure thereon, to be of cultural heritage value or interest.
- B. Peterborough City Council wishes to designate specific buildings and the following features on the Property (the “Heritage Attributes”) as being of cultural value or interest.
- C. Peterborough City Council has caused to be served upon the owner of Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property and has also satisfied the notice requirements under the Act.
- D. Two notices of objection were served upon the City Clerk within the prescribed time under the Act and were considered by City Council.
- E. The Owner submitted a Building Removal Plan which was attached to Report IPGPL25-060, being the report considered by City Council.
- F. The reasons for designation are set out in Schedule A to this By-law.

The Corporation of the City of Peterborough by its Council thereof hereby enacts as follows:

1. The portions of the Property known municipally in the year 2025 as 107 Park Street North, all as specifically identified in Schedule B attached to this By-law is designated as being of cultural heritage value or interest.

2. More specific to the foregoing, the Heritage Attributes of the Property which are of cultural value or interest, as contemplated by subsections 33(1) and 34(1) of the Act, are more particularly described in Schedule A.
3. The City Solicitor is authorized to cause a copy of this By-law to be registered on title against the Property in the proper Land Registry Office.
4. The City Clerk is authorized to cause a copy of this By-law to be served upon the Property Owner and upon the Ontario Heritage Trust.

By-law passed this day of , 2026.

Jeff Leal, Mayor

John Kennedy, City Clerk

Schedule A – Reasons for Designation

Certain portions of and buildings on the Property known municipally in the year 2025 as 107 Park Street North, are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act as they meet Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/ associative and contextual value.

General Description

The former Canadian General Electric manufacturing complex at 107 Park Street North has strong cultural heritage value through its associations with Peterborough's industrial and labour history. Established in 1891 as the Canadian works of the Edison General Electric Company and later operating as Canadian General Electric, the complex played a central role in the city's emergence as a national centre of electrical manufacturing and innovation. The complex produced generators, motors, transformers, and lighting equipment, later expanding to locomotives and street railways. It contributed significantly to Canada's war efforts in both World Wars, manufacturing military components. The site also reflects the social evolution of the industrial workforce, particularly through the recruitment of women during wartime production. The complex, which was composed of both independent and integrated buildings and structures, evolved over time in response to industrial processes and demands and was the subject of extensive renovations, alterations, demolitions and modifications. The complex was in continuous operation in a variety of forms for approximately 127 years. As of 2018, the majority of the complex was closed with certain buildings remaining occupied for various employment uses, which continue to this day.

Statement of Cultural Heritage Value

Architecturally, the buildings demonstrate the evolution of industrial design from the late Victorian and Edwardian periods to postwar modernism. The buildings were extensively renovated and modified over time to respond to the market demands and industrial processes. Early brick buildings such as 2, 2A, 8A and 30 (delineated as Parts 1, 2 and 5 on Schedule C) exhibit fine exterior craftsmanship, decorative brickwork, and large fenestration typical of early factory architecture. Later buildings, such as buildings 21 and 26 (delineated as Parts 6 and 7 on Schedule C) illustrate exterior functional modern industrial construction.

The former large GE manufacturing complex is an integral aspect of the neighbourhood. The location, form, and evolving presence of the complex have shaped the surrounding residential and transportation patterns and remain integral to understanding Peterborough's industrial development. The identified buildings on the property are examples of the City's former identity as "The Electric City" and of its contribution to Canada's technological and economic growth.

Certain portions of the complex continue to be used for employment purposes. These buildings are anticipated to be further renovated, altered and modified over time as has been the case with the complex since its inception.

Heritage Attributes

The Reasons for Designation include the following Heritage Attributes:

Building 2 (Part 1, Schedule C) and the following specific original exterior features:

- a) Red Brick Construction
- b) Decorative Brickwork, including coursing and lintel detailing
- c) Large industrial window openings
- d) Roof design with clerestory elements representing Victorian and Edwardian industrial typology

Building 2A (Part 1, Schedule C) and the following specific original exterior features:

- a) Red Brick Construction
- b) Decorative Brickwork, including corbeling along the roof line
- c) Large segmental-arched window openings
- d) The Building main entrance, including its original opening size and detailing
- e) Building form and massing, including low-rise height, footprint and roofline

Building 8A (Part 5, Schedule C) and the following specific original exterior features:

- a) Red Brick Construction
- b) Decorative Brickwork, including corbeling and patterned detailing
- c) Decorative architectural elements including ornamental masonry, decorated columns and cornice treatment
- d) Large window openings
- e) Building form and massing, including low-rise height, footprint and roofline

Building 21 (Part 6, Schedule C) and the following specific original exterior features:

- a) Red Brick Construction with variations reflecting postwar industrial aesthetic
- b) Large, steel-framed rectangular windows, including continuous rows of original rectangular ground-floor windows and smaller square second-storey windows openings
- c) Building form and massing, including two-storey scale, flat roof, and long horizontal profile
- d) Modern additions to the west elevation of the original structure are not included as specific features of the heritage attributes of Building 21.

Building 26 (Part 7, Schedule C) and the following specific exterior features:

- a) Red Brick Construction representing mid-century industrial materials and wartime construction
- b) Large, steel-framed windows designed for interior daylighting and ventilation, distinctive round Art Moderne or Machine Age-style window openings paired with 5x4 rectangular windows below
- c) Sawtooth roof profile, characteristic of World War II factory design

Building 30 (Part 2, Schedule C) and the following specific exterior features:

- a) Red Brick Construction
- b) Decorative Brickwork, including corbeling
- c) Gabled clerestory roof
- d) Large round-headed window openings
- e) Building form and massing, including low-rise height, footprint and roofline

Schedule B – The Property – 107 Park Street North – Canadian General Electric

PK LTS 14 TO 17 IN TWP LT 13 CON 12 NORTH MONAGHAN EXCEPT M7810; LTS 6 TO 30 PL 30 PETERBOROUGH; PT LTS 31 & 42 PL 30 PETERBOROUGH; PT ALBERT ST PL 30 PETERBOROUGH; PT RDAL BTN PK LTS IN TWP LTS 13 & 14 NORTH MONAGHAN, BEING PARK ST, AS IN M35833 & M37654 CLOSED BY BYLAW M37653 & M35815; RDAL BTN PK LTS 15 & 16 IN TWP LT 13 CON 12 NORTH MONAGHAN; PETERBOROUGH

The Portions of the Property Subject to the Designating By-law

Parts 1, 2, 5, 6 and 7 on Reference Plan 45-XXXX.

Appendix B:

January 26, 2026

Mayor Jeff Leal and Peterborough City Council
City Hall, 500 George Street North
Peterborough, Ontario K9H 3R9

RE: Notice of Intention to Designate Part of 107 Park Street North as of Architectural or Historical Interest – Ontario Heritage Act

Dear Mayor Leal and Peterborough City Council,

By way of introduction for those I have not yet had the opportunity to meet, my name is Andy Collyer, and I am the newly appointed Vice President of Fuel and Fuel Handling at BWXT Nuclear Energy Canada (BWXT). It was a pleasure to host Mayor Leal in June last year for a meeting and tour. I'd also like to introduce you to BWXT's new Vice President of Government Relations, Bill Walker.

I am reaching out to share BWXT's serious concerns about the potential to designate part of GE Vernova's property at 107 Park Street North, Peterborough, Ontario as heritage. The four buildings BWXT leases from GE Vernova (Buildings 21, 24A, 26 and 28) at the property and has operated in for over 60 years, were identified to be part of intended heritage status. BWXT employs over 400 employees in high paying, skilled manufacturing and engineering positions in its leased facilities at GE Vernova's property in Peterborough. We want to continue to grow our operations in this community as we have done so for many years. However, with a looming heritage designation, we do not feel that this allows us to have flexibility to modify our buildings to meet our growing business needs.

Our operations produce the fuel that powers 25% of Ontario's homes and businesses with clean energy. We also design and manufacture specialized tooling and components that will enable the production of life-saving nuclear medicine. We are proud to make a meaningful impact in the community – supporting local initiatives, creating meaningful jobs, and contributing to the well-being and growth in the region we call home. The seriousness of a heritage designation carries significant risk to our business and future in the community.

I would appreciate the opportunity to discuss this matter further. Additionally, we would be pleased to host you for a tour to first-hand see the important work we are doing every day for the community and Ontario.

Additionally, I would like to share an update on our licence with the Canadian Nuclear Safety Commission (CNSC). As we are at the half point of our licence with CNSC, they will be holding a public meeting in May 2026, where BWXT and CNSC will provide a mid-term update. Community members can submit interventions and participate in this meeting. I've attached the CNSC's notice for reference.

Please feel free to contact me or our Manager of Communications and Community Relations, Kathleen Augustin, to share your availability and any specific accommodations you might require. Kathleen can be reached at kaugustin@bwxt.com or 705.536.3535.

We look forward to the opportunity to meet with you as your schedule permits.

Sincerely,

A handwritten signature in blue ink, appearing to read "AC", is written over a light blue horizontal line.

Andy Collyer
Vice President, Fuel and Fuel Handling
acollyer@bwxt.com
705-536-3686

Appendix C – Building Number Reference Map

